

I, EDWARD B. MITCHELL,

EXECUTOR of the WILL of—~~ADMINISTRATOR OF THE ESTATE OF EDWARD L. MITCHELL DECEASED~~
~~BY CONSERVATION OF THE ESTATE OF EDWARD L. MITCHELL DECEASED~~
Mildred M. Mitchell

by power conferred by Will of said Mildred M. Mitchell in Worcester County Probate Court
docket #87P2365E1

for ----- \$230,000.00 ----- and every other power,
paid, grants to JOSEPH M. FABBRICOTTI and HOLLY C. FABBRICOTTI, husband and wife as
tenants by the entirety. *North Ave. Mendon, MA.*

Two parcels of land with the buildings thereon both situated on the
easterly side of North Avenue in Mendon, being bounded and described as follows:

PARCEL 1: "Beginning at a wood-post in a wire fence at the southwest corner of
the said premises at land of one Pickard and the retaining wall on the easterly side
of North Avenue;

THENCE: N. 16° W. along the retaining wall on the easterly side of North Avenue
150 feet to a point at land formerly conveyed to one Draper;

THENCE: turning an interior angle of 103° 32' and running easterly along said
Draper land 300 feet to a stone wall;

THENCE: turning an interior angle of 88° 07' and running southerly along said
wall 150 feet to a wire fence attached to square stone posts at land of
said Pickard;

THENCE: turning an interior angle of 91° 03' and running westerly along said
wire fence by said Pickard land 329.7 feet to point of beginning."

All the same premises conveyed by William A. Murray, Jr. to Edward L.
Mitchell and Mildred M. Mitchell, husband and wife as tenants by the entirety, by deed
dated May 21, 1954 and recorded in the Worcester District Registry of Deeds in Book
3591, Page 190. Edward L. Mitchell having died on September 30, 1961.

PARCEL 2: Beginning at a point on the easterly location line of said North Avenue
as laid out by the County Commissioners in 1940 at the northwest corner of land of
the grantee, formerly of one Darling;

THENCE: northerly 114.83 feet by the 1940 location line of said Avenue being a
curve having a radius of 3308.98 feet to a stake;

THENCE: N. 59° 42' E. by remaining land formerly of Goss 275.25 feet to a drill
hole in a stone wall;

THENCE: S. 49° 02' E. by a stone wall and land now or formerly of one Daniels
30.0 feet to a drill hole in the wall;

THENCE: S. 42° 46' W. by said grantor's other land 295.60 feet to the point of
beginning.

All the same premises conveyed by Carlton Lewis Goss and Mildred
Adeline Goss to Edward L. Mitchell and Mildred M. Mitchell, husband and wife as
tenants by the entirety, by deed dated July 7, 1955 and recorded in the Worcester
District Registry of Deeds in Book 3695, Page 143. Edward L. Mitchell having died
on September 30, 1961.

PROPERTY ADDRESS: 65 North Avenue
Mendon, MA

Oct 21 1 31 PM '88

Witness.....BY hand and seal this.....twenty-first.....day of.....October.....19 88

Edward B. Mitchell
EDWARD B. MITCHELL, Executor *As above said*

The Commonwealth of Massachusetts

Worcester

ss.

October 21, 19 88

Then personally appeared the above named Edward B. Mitchell, *Executor*
and acknowledged the foregoing instrument to be his free act and deed, before me

Todd A. Gattoni
Todd A. Gattoni, Notary Public — ~~Justice of the Peace~~

My commission expires.....May 21,.....19 93

g/r
DEEDS-REG-20
WORCESTER

10/21/88

OCT 21 1988

TAX 524.40
CASH 524.40
0785A140 13:23
EXCISE TAX

ATTEST: WORC., Anthony J. Vigliotti, Register